

Trutons House

Ongar Road
Great Dunmow
Essex CM6 1JD



- 5 Bedroom Country House
 - 3 Acres of Beautiful Grounds and Paddock
 - Excellent Entertaining Space
 - Magnificent Kitchen/Family Room
 - Spacious Reception Rooms
 - Approached by Own Private Gated Drive
- Price: £1,100,000**

Herts & Essex Country Homes

Folio: 12671 Rarely available spacious brick facade period farmhouse, Grade II listed and dating back to the 16th century. Ideally positioned in the country yet close to the popular town of Great Dunmow with its excellent amenities including shops for day-to-day needs, restaurants, public houses, JMI and senior schooling, out of town superstore and speedy access onto the A120 bypass with its onward links to the M11 and M25 beyond. Canary Wharf can be reached in around 50 minutes to 1 hour. The nearest mainline railway station can be found at Stansted Airport with further links at Bishop's Stortford with direct lines to London Liverpool Street and Cambridge. Felsted independent school is 5 minutes by car.

The property itself has been much improved by the current owners and enjoys spacious accommodation with an impressive sitting room, separate dining room, play room, office, magnificent kitchen/family room, nurtured grounds with a wonderful entertaining space, excellent parking, 5 double bedrooms, master bedroom suite with en-suite and dressing area, beautiful views surrounded by farmland, many period features and a sense of attention to detail throughout. Early viewing is highly recommended and in brief the accommodation comprises:

Attractive timber door, pitched entrance porch, steps and door to:

Entrance Hall

With stairs rising to the first floor spacious landing, double panelled radiator, fitted carpet, door to:

Sitting Room

25'6 x 20'6 with sash windows offering views over paddock and woodland beyond, 3 double panelled radiators, attractive fireplace with rustic brick work and a oak bressumer, structural timbers, window to rear plus double opening doors giving access to rear terrace and garden, fitted carpet.

Dining Room

15'7 x 12'4 with a sash window to front offering similar views to sitting room, double radiator, fireplace with a raised hearth and timber surround, understairs storage cupboard, structural timbers and studwork, fitted carpet.

Boot Room

With a stable door giving access to parking area, range of fitted cupboards with a granite top, cloaks cupboard, double radiator, natural stone floor extending through to:

Impressive Kitchen/Family Room

24' x 20'7 (max) an attractive 'L' shaped room with a simple panelled kitchen comprising an insert double china Belfast sink unit with mixer tap, adjacent fresh water point and cupboards under, range of base units with an attractive peninsular breakfast bar incorporating a five-ring gas hob with pan storage and cupboards under, range of bevelled edge granite tops, pan storage, space for American style fridge/freezer with plumbing,

AEG stainless steel oven, windows on two aspects, double opening doors giving access to terrace, two oven oil fired Aga in royal blue, natural stone floor, exposed timbers, door to:

Walk-In Pantry

8'1 x 6'8 with a range of shelving, tiled floor.

Utility Room

11'8 x 6'8 with a stable door giving access to terrace, window overlooking garden, Belfast sink insert to timber drainer with cupboards under, double radiator, tiled floor.

Ground Floor Shower Room

With a quality corner fitted shower, low level flush w.c., pedestal wash hand basin, chromium heated towel rail, attractive tiling to walls and floor.

Office

15'8 x 10'8 with a sash window to front, leaded windows to side, double radiator, fitted desk with cupboards and drawers, fitted carpet.

Play Room

13'11 x 10'6 with a large window overlooking the rear terrace.

First Floor Landing

15' x 16' with a sash window to front, double panelled radiator, studwork, fitted carpet to stairs, steps up to:

Small Lobby

With door to bedroom 5, door through to:



Master Bedroom Suite

21'9 x 13'4 a most attractive room with beautiful views from both of its windows on two aspects, semi vaulted ceiling, studwork, structural timbers, studwork division forming a bed and dressing area, extensive range of fitted wardrobes, two double panelled radiators, fitted carpet, door to:

Contemporary En-Suite Shower Room

With a walk-in shower with a fixed head shower unit, pedestal wash hand basin, bidet, low level flush w.c., radiator incorporating chromium heated towel rail, window to side, fitted carpet.

Bedroom 2

15'6 x 10'4 with a sash window to front, double radiator, fitted carpet.

Bedroom 3

11'10 x 11'4 with a range of built-in wardrobe cupboards, sash window to front, fitted carpet.

Bedroom 4

13'10 x 8'10 with a sash window to front, built-in wardrobe cupboard, double radiator, fitted carpet.

Bedroom 5

11'4 x 9'6 with a window to side, built-in wardrobe cupboard, fitted carpet.

Family Bath/Shower Room

An attractive suite with a ball and claw footed bath, period style mixer tap, shower attachment, low level flush w.c., pedestal wash hand basin with mixer tap, large shower with thermostatically controlled shower unit, access to loft space, two chromium heated towel rails, airing cupboard housing lagged copper cylinder with shelving, leaded window to side, fitted carpet.

Outside

As previously mentioned the property enjoys a good size plot extending to approximately 3 acres. The property is approached via a double granite set edged long drive leading to double opening electronically operated gates bringing you through to the sweeping drive and the extensive side parking area. An evergreen division divides the kennels and a small garden area with mature trees. To the rear of the property is an extensive south facing entertaining terrace and garden with outside

lighting and water. There is an attractive, sweeping low brick wall retaining the lawned garden above. Hedge division and gateway through to a small paddock with field gate and ample space for a horsebox etc. Situated opposite a larger paddock of approximately 1.5 acres. There is ample outside water, lighting and a private drainage system on a shared Klargester.

Boiler Room/Laundry Room

Housing oil fired boiler supplying domestic hot water and heating via radiators where mentioned. This is housed in an attractive brick and flint building under a pan tiled roof.

Local Authority:

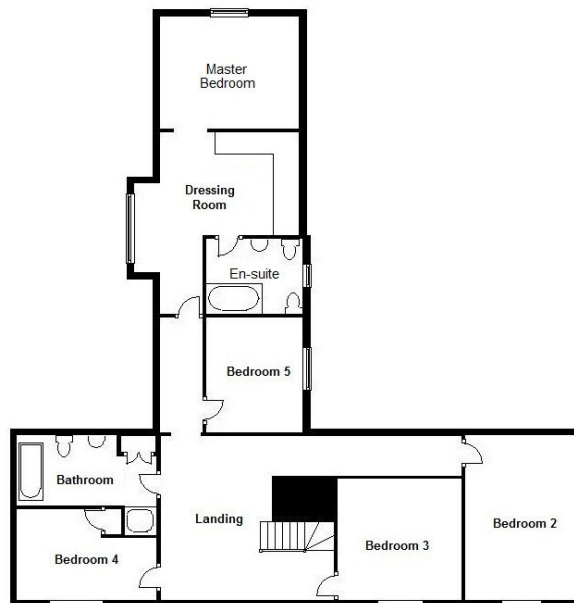
Uttlesford District Council
Band 'G' (£2,608.32 2013/14)



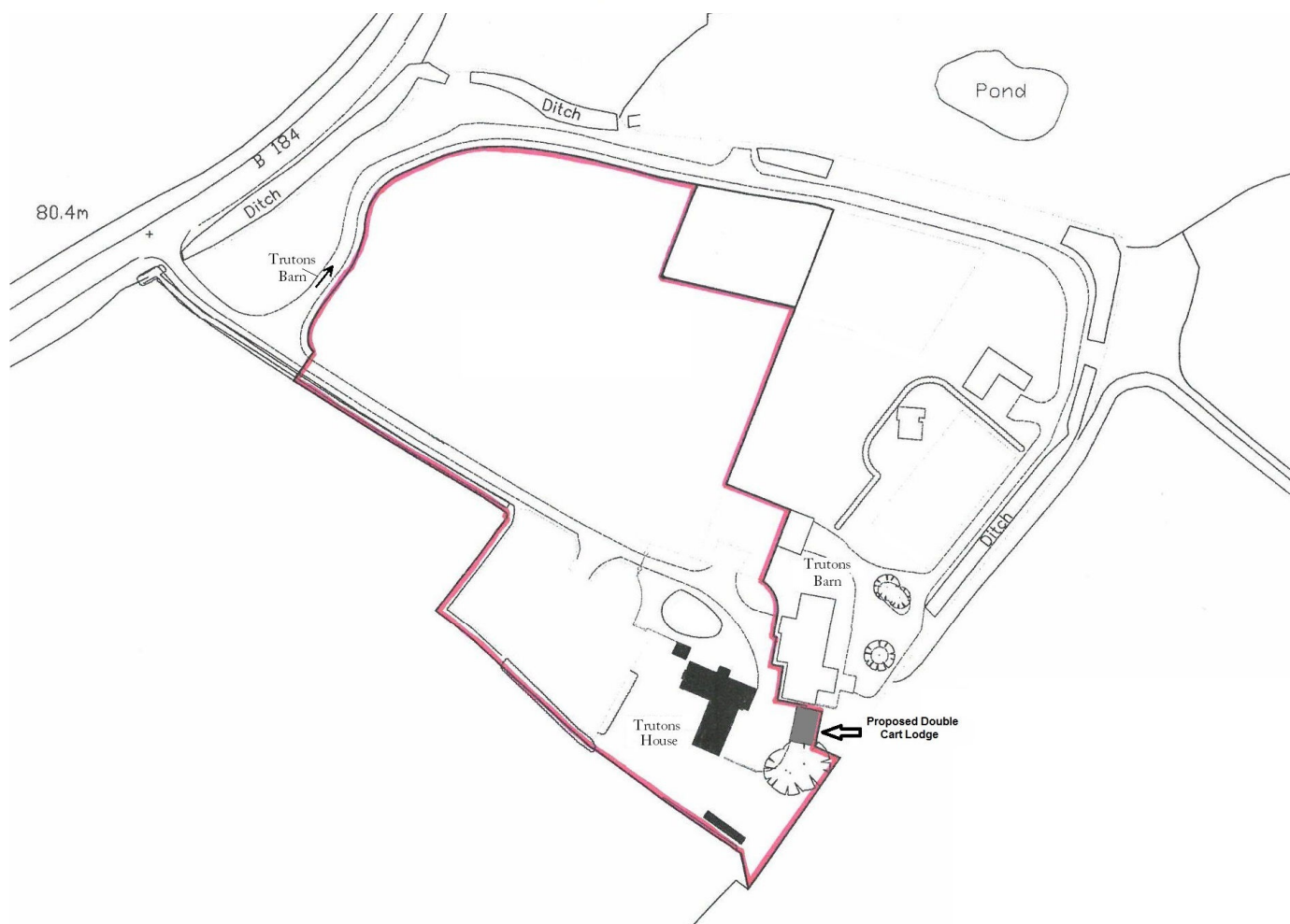
Ground Floor



First Floor



Approx. Total Floor Area 3100 SQFT



NOTE: THESE DETAILS DO NOT FORM THE BASIS OF A CONTRACT OF SALE.

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